

Appendix 2

Hillingdon Local Plan

Consultation Statement

Regulation 18 'Call for Views'

June 2026



HILLINGDON
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1. Introduction

- 1.1 Hillingdon Council is preparing a new Local Plan. This will replace the existing Local Plan documents:
 - Local Plan: Part 1 Strategic Policies and
 - Local Plan: Part 2 Development Management Policies.
- 1.2 Hillingdon's Local Plan sets out policies and site allocations that will guide and help determine development in the borough over a 15-year period.

Background

- 1.3 Hillingdon commenced its Local Plan preparation in 2023 with the aim to complete the Local Plan under the existing (now 'legacy') plan-making system. The council undertook a call for views consultation (Regulation 18) in 2024.
- 1.4 This Consultation Statement sets out details on the 2024 Call for Views consultation. It demonstrates how the Hillingdon council complied with the consultation requirements at the time prescribed in the Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) and the council's adopted Statement of Community Involvement¹.
- 1.5 This statement details the consultation activities undertaken at the Regulation 18 'Call for Views' stage and summarises the feedback received and main issues raised.

Relationship with the Scoping Consultation under the new plan-making system

- 1.6 In early 2026 the Government adopted a new system for the preparation of Local Plans, as part of its wider planning reforms and objective to boost growth and development. The council has now adopted a revised programme under the new plan-making system. The new plan-making system requires that all stages of consultation are conducted under the new system. This includes running a Scoping Consultation at the beginning of the plan making process. The purpose of the Scoping Consultation is to:
 - Ask stakeholders what the Local Plan should contain and
 - set out how the council will engage with stakeholders.
- 1.7 The purpose of the Scoping Consultation is broadly the same as the 2024 Call for Views consultation. This means that many representations made under this previous consultation are likely to remain broadly relevant in 2026. **We therefore intend on carrying forward all representations as consideration in plan making under the Scoping Consultation, unless stakeholders inform us otherwise.** Stakeholders will be invited to make

¹ [Statement of Community Involvement \(SCI\) - Hillingdon Council](#)

any further representations under the Scoping Consultation, or to retract or amend previous representations, including call for sites submissions.

2. Statutory requirements

National Planning Policy Framework, December 2024

- 2.1 The National Planning Policy Framework requires plan making to “be shaped by early, proportionate and effective engagement between plan-makers and communities, local organisations, businesses, infrastructure providers and operators and statutory consultees” (Paragraph 16(c)).

Town and Country Planning (Local Planning) (England) Regulations, 2012

Regulation 18

- 2.2 As a minimum, the Local Planning Authority must notify relevant organisations (as defined in the Regulations) of the subject of the policies update and invite each of them to make representations about what the policies update ought to contain. The Local Planning Authority must consider the representations made.

Statement of Community Involvement

- 2.3 The council adopted a Statement of Community Involvement or SCI in November 2021, which sets out processes and commitments the council intends to undertake in terms of engaging with local communities in the borough. The council believes that genuine community involvement in the planning process can improve the quality and efficiency of planning decisions, deliver better plans and achieve higher quality development.
- 2.4 The aim of the SCI is to ensure that all sectors of the community in Hillingdon are informed, understand how they can make representations, have access to information, are involved early in decision-making processes and can take an active role in preparing proposals or options to manage land.
- 2.5 The council has considered, in the SCI, what additional measures, beyond statutory requirements, it can employ to maximise participation in the plan-making process. It is committed to using different methods according to the scope of the consultation, the target audience and resources available. It is noted that there needs to be a certain degree of flexibility in the methods proposed to ensure that they are proportionate and appropriate to the Plan proposed.

Duty to Cooperate

- 2.6 The Duty to Cooperate was introduced under the Localism Act 2011 and placed a legal duty on local planning authorities in England to ‘engage constructively, actively and on an ongoing basis to maximise the

effectiveness of Local Plan preparation in the context of strategic cross boundary matters.' Since then, the Duty has been revoked, however, authorities are still encouraged to continue to work together across their boundaries, including on unmet development needs from neighbouring areas.

- 2.7 Hillingdon have engaged with neighbouring authorities to discuss strategic matters and understand whether there are any areas that could be jointly on. The council will continue to engage with neighbouring authorities through-out the Plan preparation period.

3. Consultation activities

Consultation dates

- 3.1 The Regulation 18 'Call for Views' consultation was undertaken between **29 April 2024 to 24 June 2024**.

Evidence published at launch

The following evidence base documents were available for download from the Council website at time of launch:

- [Integrated Impact Assessment \(IIA\) Scoping Report \(PDF, 9 MB\)](#)
- [Hillingdon Townscape and Character Study 2023 \(Urban Initiatives\) \(PDF, 43 MB\)](#)
- [Hillingdon Employment Land and Capacity Study 2023 \(Avison Young\) \(PDF, 5 MB\)](#)
- [Hillingdon Employment Land and Capacity Study 2023 Annex 1 \(PDF, 11 MB\)](#)
- [Hillingdon Employment Land and Capacity Study 2023 Annex 2 \(PDF, 375 KB\)](#)
- [Hillingdon Employment Land and Capacity Study 2023 Annex 3 \(PDF, 554 KB\)](#)
- [West London Town Centre Study 2023 \(Urban Foresight\) \(PDF, 9 MB\)](#)

Who was consulted?

- 3.2 The Town and Country Planning (Local Planning) (England) Regulations 2012 (as amended) state that the local planning authority must notify interested parties and individuals, including the prescribed bodies defined in the Regulations, invite comment, and must take into consideration the representations made in response. The whole of the Local Plan database was consulted which include statutory consultees. Relevant statutory consultees are set out below.

Statutory Consultees contacted for Regulation 18 Consultation

- Environment Agency
- Natural England

- Historic England
- Homes England
- Highways England
- Department for Levelling Up, Housing & Communities
- Greater London Authority
- Network Rail
- Transport for London
- Coal Authority
- Canal and Rivers Trust
- Heathrow Airport Ltd
- Lead Local Flood Authority (Hillingdon internal consult)
- Marine Management Organisation
- Ministry for Defence
- RAF Northolt
- Denham Airport
- London Fire Brigade
- Metropolitan Police

Utilities

- Cadent Gas
- National Grid
- UK Power Networks
- SSEN: Scottish and Southern Electricity Networks
- Mobile Operators Association
- Oil Pipeline Agency
- Thames Water
- Affinity Water
- Anglian Water Services

Healthcare

- NHS Northwest London ICB
- Hillingdon CCG
- West London CCGs
- Hillingdon Hospital NHS Foundation Trust

Neighbouring Local Planning Authorities

- Harrow Council
- Brent Council
- Hounslow Council
- Ealing Council
- Slough Council
- South Bucks Council

- Buckinghamshire
- Spelthorne Council
- Three Rivers District Council
- Watford Borough Council

Launch activities

Website and questionnaire	The consultation was be run through a bespoke webpage dedicated to the Local Plan consultation. It provided information on the scope and purpose of the Local Plan, as well as presenting background information and prompt questions. The webpage was designed with the Communications team and the Customer Engagement team to maximise stakeholder engagement.
Press Release	A press release was circulated on the launch day.
Email and letters	On commencement of the consultation contacted all contacts on the Hillingdon Planning Policy Consultation Database, including statutory consultees. Letters were sent to without email addresses.
Paper copies	Hard copies of the questionnaire were available for inspection at the Civic Centre by appointment. Respondents were able to reply by web, email, or post.
Social media	The communications team regularly posted information on the Council's social media accounts leading up to and during the consultation period. Platforms used were X, Facebook, next-door, and Linked-in.

Post launch activities

Magazine article – Hillingdon People	The magazine is delivered to homes across the borough every two months. The article appeared in the May edition which is for delivery between Monday 13 May and Friday 24 May.
Website homepage	A banner was added to the homepage linking to the consultation.
Information sessions	Two information sessions were held to introduce the Local Plan and the purpose of the consultation: • Online event: Wednesday 22 May 14:00 to 15:30 (MS Teams) • In person event: Thursday 23 May 18:00 to 20:00 (Civic Centre: Committee Room 4) The online event included an introduction to the Local Plan and break out rooms and topic-based discussions. The in-person event was a drop-in style session with several council officers available to answer questions.
Business led events	A business led stakeholder meeting with the Hillingdon Chamber of commerce, Hayes Town Partnership, Uxbridge BID and Brunel was undertaken. Hillingdon Expo: Hillingdon had a stand at the expo advertising the consultation (23 May 2024).
Participation Service – Young People's Voice Group	An email was circulated to the Young People's Voice Group.
Poster	Posters advertising the Local plan consultation were placed in 58 established locations around the borough as selected by the Customer Engagement team. The poster announced the beginning of the consultation, set the scope and purpose of the Local Plan, and provide details on how to respond.
Press notice – West London Gazette	A notice was placed in the West London Gazette announcing the beginning of the Regulation 18 Consultation.
Briefings	Briefings were provided to Councillors including Chief whips and ward Councillors.

E-Newsletter	An item to be added informing of the consultation.
Residents Planning Forum	The Local Plan consultation was presented to the Resident's Planning Forum

Questionnaire

- 3.3 The council prepared a comprehensive information pack and questionnaire to explain the scope, challenges, and main issues of the Local Plan in Hillingdon, ask a series of pertinent questions and inform stakeholders to allow them to provide the most effective consultation responses.
- 3.4 There were 52 questions in total across 10 topics including:
- 1) Objectives and Vision,
 - 2) Growth and Spatial Strategy,
 - 3) Design,
 - 4) Housing,
 - 5) Social Infrastructure,
 - 6) Economy,
 - 7) Heritage and Culture,
 - 8) Green Infrastructure and Natural Environment,
 - 9) Sustainable Infrastructure,
 - 10) Transport.
- 3.5 In total there were 92 responses using the questionnaire demonstrating the benefit of using a standardised approach with easy to understand questions. Questionnaire responses constituted 65% of the total number of responses. The Questionnaire is included in Appendix 1.

Call for sites

- 3.6 The council undertook two 'call for sites' exercises to gather information on land that individuals or organisations may consider having development potential. The calls for sites were run on the following dates:
- Friday 26 May to Friday 29 September 2023, and
 - Monday 29 April 2024 to 24 June 2024.
- 3.7 An online GIS mapping platform was used to allow stakeholders to map sites for submission. The results of this exercise formed part of the evidence gathering for the review of the Local Plan.
- 3.8 There were 80 sites submitted as part of the call for sites exercise. Alongside this, representations were also made in response to the Local Plan call for views.
- 3.9 Further details on the Call for Sites consultation are available at Appendix 2.

Call for open space evidence

- 3.10 As part of the Local Plan consultation, the Council asked stakeholders to submit open spaces for assessment as part of the update of our open space evidence. An online GIS mapping platform (ArcGIS) was used to allow stakeholders to map sites for submission.
- 3.11 We asked stakeholders to provide submissions including a description explaining how a space meets the typology and any relevant supporting information which may justify its protection. The submissions were reviewed by the council against PPG17 criteria.
- 3.12 This consultation ran concurrently with the Local Plan Call for Views consultation from Monday 29 April 2024 ending on Monday 24 June 2024.
- 3.13 A total of five sites were submitted to this consultation for consideration. Four of the sites applied to land already identified in the 2015 study, and one was an erroneous submission.

4. Summary of main issues raised

- 4.1 The following section provides a summary of the main issues raised for each key topic area. All representations received, including those not referenced in the main issue raised summary, will be considered by the Council for the purposes of plan making.

Topic Area	Main issues raised
Whole Plan Comments	Residents raised concerns about overdevelopment and its impact on social infrastructure. There was a common view that development must be supported by new infrastructure of all types. Councillors also wanted growth to be matched by infrastructure to proactive meet needs. Other comments called for more industry and business in the north and increased green space in the south. Residents and the wished to see a stronger focus on public health, particularly in densely populated areas. The NHS called for health and wellbeing to be prioritised throughout the plan, including policies to reduce health inequalities, promote inclusive design and secure Section 106 contributions for health infrastructure from major developments.
01 Objectives and Vision	Environment Several residents have expressed opposition to increased development due to concerns over environmental impacts including impacts on biodiversity. There was strong support from residents for the protection of the Green Belt, with residents emphasising the importance of preserving natural landscapes in line with national and local environmental priorities. Additionally, the importance enhancing access to green spaces in promoting physical and mental health was a common theme. Furthermore, tenants' and residents' associations called for a stronger emphasis on ecological objectives, including commitments to a green recovery and the broader climate emergency agenda.
	Housing Many residents and community groups have stressed the need for intensified efforts towards truly affordable housing. There is a view that current proposals may not adequately meet local housing needs, particularly for lower-income households and younger residents.

	Economy and community development Residents and landowners have noted the importance of creating vibrant, inclusive neighbourhoods where people feel a sense of belonging and shared responsibility. There was a call for supporting and expanding employment opportunities to ensure that key business hubs, such as Stockley Park, continue to attract and retain thriving enterprises. Suggestions also include the regeneration of areas like Yiewsley and West Drayton to boost economic activity, improve infrastructure and enhance local services. Some councillors have recommended that the plan's key language include the word "create" to ensure it conveys a clear commitment to delivering new opportunities.
02 Growth and Spatial Strategy	Housing and land supply There was concern from developers and landowners that continued reliance on brownfield land is no longer a sufficient or appropriate strategy for Hillingdon and will result in sites that do not deliver the full housing mix and quality that is required. Some developers and landowners suggested that greenfield sites may need to be considered to meet this need. Developers also suggested that new residential development should be directed towards well-connected locations, especially those along the Elizabeth Line, such as Hayes and West Drayton, to maximise infrastructure investment and promote sustainable growth.
	Spatial distribution of development Residents and landowners expressed concern over uneven development across the borough, with too much development focused in the south. They called for a more balanced approach that considers community impacts and quality of life, not just housing targets.
	Employment land and economic growth Respondents felt that relying on existing floorspace and intensification is not enough to meet future employment needs. There was strong support for expanding industrial and commercial uses in the Heathrow Opportunity Area, particularly along the Hayes and West Drayton Corridor.
	Town centres and sustainable development Developers supported identifying Hayes as a key location for both housing and employment growth, leveraging existing infrastructure to promote sustainable development. Employment uses like retail should follow a town centre-

	first approach, aligning with the NPPF sequential test, though some flexibility is allowed for edge-of-centre developments when justified.
03 Design	Accessibility and inclusive design A statutory consultee responded supporting embedding health in all policies within design to promote wellbeing. Emphasis was placed on creating distinctive, healthy places that reflect local heritage. They also highlight the importance of creating attractive, affordable and accessible environments to help make healthy choices easier for residents. Developers would like to see front facing gardens to encourage social interaction, as well as benches and meeting places.
	Tall buildings Residents and tenants' and residents' associations (TRAs) had concerns regarding the impact of tall buildings, particularly in the south of the borough. TRAs wanted clear guidance on where tall buildings would be appropriate and were not. Several environmental groups recommended the plan consider the impact of tall buildings on wildlife and green spaces.
	Sustainable design Landowners and developers support climate-resilient design, highlighting the importance of incorporating SUDS and efficient design measures to manage overheating and other environmental challenges. Residents have expressed concern over the potential loss of front gardens, reduced green space and increased surface water run-off. Residents also wanted to see the inclusion of children's play areas, outdoor seating and plenty of trees. Statutory bodies have advised that buildings should be set back from the rivers to prevent overshadowing, which can negatively impact aquatic plant growth and local biodiversity.
04 Housing	Housing targets and requirements Developers wanted the Council should either meet or exceed London Plan housing targets to meet housing need. Some representors suggested following the Mayor's Threshold Approach for the Affordable Housing with 35%

	on privately owned land, 50% on publicly owned land without portfolio agreements, and 50% on Industrial Land.
	Affordability There was support for a 50% affordable housing target from some developers and residents and residents' associations, with developers stating this should be subject to viability. Some developers wanted a more flexible approach to affordable housing, claiming it not realistic on some sites. Some developers stated minor development should be exempt from affordable housing. Some residents and residents' associations were critical of the 50% affordable housing target, stating it was not realistic and not needed in some areas.
	Unit mix Several residents called for protecting and providing new large family homes, and some stated that too many 1- and 2-bedroom flats are being developed. There was clear support from developers for addressing diverse housing needs, including student accommodation, housing for health workers and older persons housing. There were calls from some Councillors for the regeneration of social housing areas, ensuring high-quality flats, prioritising homes with gardens for families and avoiding overdevelopment.
	Houses in Multiple Occupation (HMO) Some residents said there were too many HMOs and were concerned about the loss of large family homes. There were also calls to licence all HMOs and concerns raised about the impacts on amenity, car parking and waste.
	Brownfield first Many landowners agreed that transforming underused brownfield sites for residential use is a flexible approach, while others suggested that development in Green Belt locations next to key public transport will be beneficial. There were calls from residents to protect Green Belt from residential development. Lastly, there were calls to protect Colne Valley Regional Park as a constraint.

05 Social Infrastructure	Investment in youth facilities and community hubs Respondents highlighted the need for more services and facilities for children and young people in the borough. This includes, but is not limited to, more playgrounds and sports facilities. There was a clear request for greater protection of existing social infrastructure such as public houses, live music venues, accessible clubs and faith-based community centres.
	Essential services and infrastructure Respondents stressed the importance of maintaining essential services such as convenience retail stores, public transport hubs, health and education facilities and ensuring that new and increased services are provided within new developments to ensure the increase in population does not have an adverse impact on existing residents. New developments should contribute towards improving existing infrastructure.
	Amenity green space Some respondents requested that 25% of the total area of new development sites should comprise green space.
06 Economy	Industrial land and employment space Respondents requested that the Local Plan should identify additional industrial floorspace, in line with emerging evidence and should not rely solely on intensifying existing sites. Responses called for a range of industrial typologies and facilities of varying size, quality and environmental standards to be allocated in the emerging Local Plan.
	Data centres, offices and infrastructure Developers emphasised that data centre development presents opportunities for major investment, economic multiplier effects, job creation and the provision of UK critical infrastructure. Developers also said the availability of power is a prerequisite for data centre and large-scale employment development. On the other hand, some residents voiced concerns about the quantity of data centres and suggested they should only be in existing industrial areas. Other comments noted that data centre demand should be captured in employment land planning. There were calls from landowners to protect offices in designated employment areas and residents suggested that commercial spaces be protected, not converted into residential.

	Town centres and high streets Residents called for revitalising town centres, including Eastcote, by filling empty units, encouraging and incentivising diverse businesses and supporting affordable rents. They also supported limiting uses like vape shops, improving safety and reducing hotels near Heathrow. There were also calls to include renewable energy and zero carbon buildings into economic policy.
07 Heritage and Culture	Protection and conservation of heritage assets Many residents support the protection of local heritage, including the extension of conservation areas and have expressed concern over derelict heritage assets. There is a particular concern about the impact of the Heathrow Opportunity Area on heritage assets and conservation areas, with specific mention of the Great Barn in Harmondsworth. Calls have been made from developers and residents for greater protection of sites in Heathrow Villages and Longford Village, including the retention of parks and recognition of heritage assets such as ancient woodland. Barra Hall has been noted as an example or a protected heritage site.
	Conservation Area management Statutory consultees have noted concern around the lack of conservation area appraisal or management plan. Emphasises maximising the wider benefits of conserving the historic environment, particularly in terms of place making, climate action, nature recovery and social wellbeing. Councillors would like to see consultations being held before the sale of any heritage asset to ensure that these sites are properly protected.
	Promotion and education Residents, councillors, developers, interest groups and tenants' and residents' associations agreed that there is a need to educate the public about local heritage with suggestions including features in magazines and heritage programs, including public education. Additionally, there were suggestions that the borough should actively promote its heritage and establish a dedicated space to house and protect local archives.
	Arts, culture and museums Residents called for a clear strategy for arts and culture, along with the establishment of museums to promote and celebrate the heritage a cultural identity of the area.

08 Green Infrastructure and Natural Environment	Green Belt protection and review There was strong support from councillors, residents, residents' associations and charity and community groups for stronger protections for Green Belt land. There was general opposition from residents and councillors for building on the Green Belt. There was a suggestion that Green Belt land should be utilised for recreational use for residents and that having access to open space is beneficial for public health. However, a group of councillors suggested that educational uses should be removed from the list of acceptable uses in the Green Belt as there is sufficient provision of schools in the Borough. It was also noted that once spaces are gone, they cannot be replaced. There was a request from one residents' association to expand current Green Belt boundaries around Ickenham Marshes. One residents' association suggested that a single area of Green Belt could be strategically released for residential development alongside shops and services to avoid over-development in other local areas. Developers and landowners, as well as community groups and businesses raised the overly restrictive nature of Green Belt policy and advocated for a Green Belt review in support of the new Local Plan and increased housing targets. There were several responses that raised concerns about the need for housing and the restrictive nature of the existing brownfield land first policy. It was also noted that several Green Belt sites are in sustainable locations, and therefore, should be considered for development. Further, responses were submitted arguing that several Green Belt sites do not contribute towards the 5 purposes set out in the National Planning Policy Framework and should be re-assessed as part of the Local Plan review. One response suggested where land is de-designated as Green Belt, nearby parks or sites of nature conservation should be improved to offset the loss. Some of the sites proposed for Green Belt release from respondents included land west of Stockley Road, Land at Shepiston Lane, Glebe Farm and Fore Street nursery. Incorporating urban greening into design Charities and residents call for policies that promote plants, green roofs, green walls and the protection of gardens as vital for nature recovery, floor management and enhancing climate resilience, health and access to nature. The stress
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	the importance of the quality, design and long-term management of green infrastructure, not just its quantity. Conversely, some developers resist mandatory green roof requirements, arguing that biodiversity Net Gain obligations are sufficient and express concern about sustainable drainage (SuDS) policies exceeding statutory requirements.
	Biodiversity and nature based solutions There is strong support for Biodiversity Net Gain (BNG) policies from interest groups, with recommendations to exceed the national 10% requirement where feasible and to include protections for Priority and Protected Species under the Environment Act 2022 and NERC Act 2006. Additionally, there were calls for a Hillingdon Local Nature Recovery Plan, informed by the Sites of Importance for Nature Conservation (SINC) review and support rewilding and nature-based solutions. There are also widespread calls from residents to protect playing fields and wildlife sites and councillors would like to see increased tree planting, improving biodiversity and green corridors in the south of the borough. Residents view green spaces as essential for community well-being and health. Other responses state development should not compromise existing open spaces and should include adequate provision for new green spaces.
	Flood risk and sustainable water management Overall, comments received raised concerns about risk of flooding across the borough and promoted a natural response to combatting flood-risk. Councillors raised concerns relating to potential flood risk in the borough and requested that measures to reduce risk be incorporated into the Plan. Statutory consultees also raised concerns about flooding and promoted nature-based solutions to combat flooding including tree planting, SuDs and re-wilding along the Rivers Crane and Colne. Consultees also raised the need for strong planning policies to promote the management of rainwater and surface water run-off, in addition to flooding from rivers and streams. One statutory consultee suggested that policies should state the importance of front and back gardens for flood

	management and should encourage re-wilding of open spaces. One statutory consultee also requested that the Council assess the possibility of securing open spaces for the specific use of floodplain compensation. Rivers should be able to expand, where possible, and existing floodplains re-connected to protect homes and buildings from flooding. They also requested that any new site allocations should not expand the built footprint into Flood Zone 3. Another statutory consultee requested that policies be designed to deliver high quality street design including ensuring permeability of spaces to reduce surface water flooding. Residents and residents' associations raised concerns about potential risks to gardens from flooding and noted that additional development could exacerbate the situation. In order to mitigate this, it was recommended that all new developments should incorporate SuDS measures and any larger developments must improve existing drainage infrastructure. Concerned residents noted that areas including West Drayton and Yiewsley, Northwood Hills, Eastcote and Harmondsworth already have a problem, which could get worse.
	Air quality Responses from several councillors included issues around poor air quality and the need for the Local Plan to address this. Air quality should be measured across the borough, with 'air quality control' implemented in the worst areas. Councillors also raised issues with pollution from Heathrow Airport. There was a suggestion that the 'Hayes and West Drayton Corridor' should be protected from increases in air pollution and more open spaces protected/designated. There was also a request that development should be stopped within air quality focus areas. Residents have raised concerns about poor air quality in the borough and the impacts this has on public health. Issues raised particularly focused on the need to promote practical green infrastructure policies and protect existing natural assets such as trees, open spaces, hedgerows etc. Several responses from residents also raised the impacts of Heathrow Airport on air quality in the borough. A residents association noted that the Local Plan should be more ambitious and should require development to be 'air quality neutral' as 'improvement' is no longer adequate. This stance was echoed by a statutory consultee that

	requested the borough promote air quality neutral and air quality positive development through the Local Plan. Responses from businesses also asserted that air quality needs to be urgently addressed.
09 Sustainable Infrastructure	Sustainable development and construction There was a lot of support from residents and developers for new builds to have solar panels installed and follow net zero housing standards. Developers and residents also emphasised that construction should focus on minimising demolition and focus more on material re-use contributing to a circular economy.
	Nature and biodiversity There were multiple comments from residents who wished to see clean green spaces which are accessible and protected. Residents also stated that policies should be strengthened to enhance the green character across all developments within the borough. Charities and community groups asked for more nature-based solution policies like green roofs, SuDS and urban hedgerows to support biodiversity net gain.
	Sustainable infrastructure There was widespread support from residents and statutory consultees for addressing climate change through increased EV charging, SuDS, retrofitting existing homes, low-carbon development and microgeneration turbines.
	Waste and pollution management There were numerous comments from residents which call for safer waste collection infrastructure in developments. There was also support for improving drainage infrastructure in flood prone areas, utilising SuDS. Others would like to see stronger policies to grey water in new developments.

10 Transport	Car parking provision Statutory consultees supported a move towards sustainable travel and expect the Local Plan to support car-free development and adopt maximum car parking standards. The Plan should adopt a policy that promotes turning existing car parks into land for homes and jobs instead. Some developers and landowners supported TfL's goal to promote sustainable modes of transport and suggested that lower levels of car parking provision should be required through the Local Plan. Several charities and community groups went further and suggested that some areas of car parking should be re-allocated for green space through the Local Plan. At least 25% of kerbside space in the borough should be re-used for green and sustainable infrastructure instead of car parking. However, some residents and residents' associations felt that there was insufficient car parking provision within new developments, and this should be rectified in the new Local Plan. They would not support a reduction in car parking provision and object to the reduction of the parking ratio. Instead, they would like to see greater car parking provision.
	Transport links Several residents and respondents from residents' associations said there were not enough reliable transport links between the north and south of the borough.
	Sustainable transport Several residents called for increased infrastructure for cycling, scooting and improvements made to footpaths. Other residents said all new development plans should be centred around existing multimodal travel networks. Many residents, councillors and developers called for increased EV charging points, including at flats. Other residents wished to see more electric buses.

5. List of representors

- 5.1 Listed below are the stakeholders who responded in the call for views consultation. Residents have not been included to protect personal data.

Statutory

- Active Travel England
- Affinity Water
- Environment Agency
- Greater London Authority (GLA)
- Historic England
- Transport for London (TfL)
- Ministry of Defence (MoD)
- National Highways
- Natural England
- Places for London (TfL)
- Sport England
- Canal and River Trust

Tenants' and Residents' Association

- Eastcote Residents' Association
- Garden City Residents' Association
- Gateshill Residents' Association
- Harefield Tenants' and Residents' Association
- Ickenham Residents' Association
- Longford Residents' Association
- Northwood Residents' Association
- Oak Farm Residents' Association
- Ruislip Residents' Association

Charity or interest group

- Colne Valley Regional Park (CVRP)
- CPRE London
- Crane Valley Partnership
- Hayes Town Partnership
- Herts & Middlesex Wildlife Trust
- Hillingdon Friends of the Earth
- London Healthy Urban Development Unit (NHS)
- London Wildlife Trust
- Southlands Arts Centre
- Swifts Local Network
- The Confederation Hillingdon CIC
- Theatres Trust

- Woodland Trust

Councillors

- Cllr Bassam Mahfouz
- Cllr Stuart Mathers
- Hillingdon Labour Group of Councillors
- West Drayton Councillors

Landowners and developers

- A2Dominion Group Ltd
- All Souls College (Savills)
- Ark Data Centres (Savills)
- Beck Theatre Ltd
- Bidwells
- Brunel University (Avison Young)
- Car Giant
- Carter Jonas
- Centrica Combined Common Investment Fund Ltd – Land off Ducks Hill Road (Montagu Evans)
- Church Commissioners for England (Lichfields)
- CMYK
- Colt Data Centres (Savills)
- Columbia Threadneedle Investments (Montagu Evans)
- GCAP 44 Ltd – Land bound by Dawley Road and Bolingbroke Way (DP9)
- Guy Morgan/Countess Goda Estates Ltd – Land at Rickmansworth Road (Montagu Evans)
- H Plus Ltd – Land off Chapel Lane Site (Iceni Projects)
- Heathrow Airport
- Heatons Planning
- Home Builders Federation
- Ingrebourne Valley Ltd
- Joel Street Limited (Charterhouse Property Group)
- Jones Lang LaSalle (JLL)
- Khoja Shia Ithna Asheri Muslim Community (KSIMC)
- Laidlaw Estates – 470 Bath Road, Longford (Avison Young)
- Legal and General (Strategic Land) Ltd. (Savills)
- London Diocesan Fund – Allotment Gardens Site and Land at Breakspear Road site (Iceni Projects)
- Metropolitan Police Service (Knight Frank)
- Montagu Evans on behalf of Welbeck Strategic Land IV LLP (Land at Clovelly Avenue)
- Montare LLP, Lowdham Lodge

- NHS Property
- Nuveen Real Estate – Odyssey Business Park (Rapleys)
- Nuveen Real Estate (Rapleys)
- Oak Wood School (Barker Parry Town Planning Ltd)
- Places for London (TfL)
- Prologis (Savills)
- SEGRO
- Southlands Arts Centre
- Square Yard Limited – Land at Kewferry Hill (Phillips Planning Services)
- Union4 Planning
- Vinci St Modwen (VSM)
- Vistry Group
- Watkin Jones
- Wealdstone FC and Blenheim Chalcot
- Woolbro Group
- Woolbro Group – Land at North Harlington (JG Planning)
- Yiewsley Waterside Limited – Land at Yiewsley Waterside (Stantec)

Other

- LB Hounslow
- Three Rivers Council
- Slough Borough Council
- Hillingdon Council Public Health Team

6. Call for sites submissions

Below is a list of the representations for call for sites received.

Our Reference	Promotor	Consultant	Location
AE6	DNA Uxbridge Ltd	DP9	148-154 High Street and 25-30 Bakers Road
AE8	London Diocese Fund	Iceni	Land at Moor Lane
AR0	Uxbridge United Welfare Trust	n/a	Hows Road Car Park
BA1-BA7	Brunel University London	Avison Young	Brunel University
BD1	WSP	N/A	Wood End, Land West of Springfield Road
BD8	Telereal Securitised Property GP Limited	Turley	Osborne Road, Uxbridge Telephone Exchange
BI6	London Borough of Hillingdon Property Team	Knight Frank	Harefield Village, Land East of Northwood Road
BJ4	Heathrow Land Ltd and Enterprise UK Ltd	Maven Plan	Sipson Road, Land east of Sipson Road
BN8	Church Commissioners for England	Lichfields	Hayes Village
BR4	BI5 Wealdstone FC	ROK Planning	Land off Freezeland Way
BS6	DW Routledge, TG Platt & SM Platt	CBRE	Royal Lane-Uxbridge
BX0	Harlington Investors Limited	DLA Town Planning, Heathrow Villages	Heathrow Villages, The Gavel Centre
BY6	Oak Wood School	Barker Parry	Oak Wood School

Our Reference	Promotor	Consultant	Location
BY8	AEW UK	Savills	Uxbridge, The Pavilions
CC9	London Borough of Hillingdon Property Team	Harefield Village	Harefield Village, Land East of Hill End Road
CH7	Heathrow Lands and Skyport Enterprise	Maven	Chambers Business Park
CQ3	London Borough of Hillingdon Property Team	Knight Frank	Ickenham, Park Lodge Farm
CV4	Trafalgar Bury	Maven Plan	Land North of 188 Bury Street Ruislip
DB8	Abrdn	Pegasus Group	The Chimes
DP5	Joel Street Ltd	Charterhouse Strategic Land	Joel Street Farm
DQ7	Square Yard Limited	PPS Ltd	Land at Kewferry Hill
DU4	London Borough of Hillingdon Property Team	N/A	Uxbridge, Blue Dragon Dry Cleaners
DW7	London Borough of Hillingdon Property Team	N/A	Rural Activities Centre, 1& 2 Merrimans, Merrimans House
DX7	Places for London	N/A	Ickenham, Land West of West Ruislip Depot
EG0	Individual	Savills	Ruislip, Blenheim Care Centre, Ickenham Road
ER2	Eagle Street Partners	N/A	11 Hertz House, Vine Street
EU5	Hotel Top Limited	Rok Planning	Land off Long Drive
EV9	Centrica Combined Common Investment Fund	Montagu Evans	Land off Duck's Hill

Our Reference	Promotor	Consultant	Location
FD2-FD6	Land Reegen Limited	Knight Frank	Land at Springwell Lane
FE2	London Borough of Hillingdon Property Team	Knight Frank	Longford, Land South of A4 west
FH1	Individual	Iceni Projects	Hayes Park West
FJ7	London Borough of Hillingdon Property Team	Knight Frank	Land East of Church Hill
FK1	RGP Holdings Ltd	Jon Dingle Ltd	Silverdale Industrial Estate
FM3	NSS LLP	Savills	Breakspear Road, Former MSD Site
FR9	Cappard Estate	Union 4 Planning	Frogs Ditch Farm and Holloway Farm
GW0	Barts Charity	Savills	Jackets Lane
GY2	Comer Homes	Savills	Harefield Village, Land at Hill End Road
HH2	Guy's and St Thomas's Hospital	Avison Young	Harefield Hospital
IB6	Wellbeck Strategic Land	Montagu Evans	Land at Clovelly Avenue
IH2	Guy Morgan Countess Goda Estates	Montagu Evans	Land at Rickmansworth Road
IJ7	Prologis UK Ltd	Savills	Land East of Stockley Road
IL2, RI3, IL2, TK6, XI2, BI5	Places for London	N/A	TfL Station Car Parks
IP0	C&L Country	Arora Group	Northolt, Country Club
IS8	Nuveen Real Estate	Rapleys	Odyssey Business Park
IV7	The Garden City Estate Residents'	N/A	Yiewsley, Former Coal Depot

Our Reference	Promotor	Consultant	Location
	Association (GCERA)		
IX8	Kings Oak Addison Estate LLP	Iceni Projects Limited	702B Field End Road, Addison Industrial Estate
JD8	Vinci St Modwen	Lichfields	St Andrews Gate
JFJ3	Henry Streeter Ltd for Harlington Green Ltd	Turley	Land to the North and South of Cranford Lane
JH2	London Borough of Hillingdon Property Team	N/A	Belmore, Former Mecca Bingo
JM9	Yiewsley Waterside Limited	Stantec	Land at Yiewsley Waterside
JY9	Infinium Logistics	Quod	NCP Heathrow
KH4	London Borough of Hillingdon Property Team	Knight Frank	Harefield Village, Land North of Park Lane
KJ3	Affinity Water	Savills	Tavistock Road West Drayton
KP9	Clermont Hotel Group	N/A	Heathrow Villages, Thistle Heathrow
KQ5	London Borough of Hillingdon Property Team	N/A	Land Bound by Chippendale Waye, Park Road and High Street including Former Regal Cinema
KQ9	RR Falcon Ltd	Montagu Evans	Salamander Quay
KT2	Lewdown Holdings Ltd	Bidwells	Heathrow Villages, Former Sipson Garden Centre
SP9	Arora Group	N/A	Former Quarry on land at Sipson Lane
LD7	Montare LLP	Magenta Planning Ltd	Lowdham Lodge Pole Hill Road
LL8	Progress Planning	N/A	Uxbridge, The Altium

Our Reference	Promotor	Consultant	Location
LP3	Hawksmoore Investments Ltd	Brooke Smith Planning	Land opposite 176 - 184 Fore Street
LR1	CEMEX UK Operations Limited	Carter Jonas	Land at Shepiston Lane
LV3	London Diocesan Fund	Iceni	Breakspear Road
MF3	Pembury Realty	Montagu Evans	Hayes, Newport Road
MF9	Quod	N/A	101-105 The Quays
MP4	London Borough of Hillingdon Property Team	Knight Frank	Longford, Land South of A4
MQ4	Trustees of Harefield Grove	Briggs and Stone	Harefield Village, Land at Harefield Grove
MV6	R. Heathrow Propco Ltd	Jones Lang LaSalle	Land off Stockley Road, Crowne Plaza Heathrow
MV7	Aspire Infinity Ltd	Maven Plan	Hayes, Hambro Arms Public House
NL5	London Diocesan Fund	Iceni Projects	Nursery Lane, Allotment Gardens
NM3	Shall do Hayes Development Limited	Iceni Projects	Hayes Park West
NY9	All Souls College	Savills	Land north of Sharvel Lane
OS4	London Borough of Hillingdon Property Team	Knight Frank	Land South of South Ruislip, Priors Farm
OV1	Affinity Water	Savills	Land Adjacent to Ruislip Railway Depot, Northeast of Austins Lane, Ickenham
PK4	Affinity Water	Savills	Land Adjacent to Skip Lane, Denham
PL8	NSS IV (Croydon) LLP	Savills	Harefield Oil Terminal

Our Reference	Promotor	Consultant	Location
PM5	London Borough of Hillingdon Property Team	N/A	Hillingdon East, Land East of the former Master Brewer site
PO3	London Borough of Hillingdon Property Team	Knight Frank	Land South of A40, Forming part of Gutteridge Farm
PP3	Gem Investment Properties Ltd	JLL	6 Coldharbour Lane Hayes UB3 3EW
PQ6	Individual	N/A	Yeading, Brookside Open Field
PV0	Columbia Threadneedle Investments	Montagu Evans	Hyde Park Hayes
QF6	London Borough of Hillingdon Property Team	N/A	Hill lane, Golf Course
QQ9	Comer Homes Group	Savills	Harefield Village, Harefield Grove
QR2	Individual	Messrs. MA & MS Chaudhary	Hayes, Charville Lane
QR4	KSIMC	Savills	Widewater Place
QR9	Blueleaf Real Estate	ROK Planning	Ruislip, Land at Field End Road
RE4	London Borough of Hillingdon Property Team	N/A	Charville, Charles Wilson Engineers
RG3	Annington Property Limited (APL)	Rapleys LLP	St Andrews Park, Annington Homes Site
RM0	H Plus Care Ltd	Iceni	Land at Chapel Lane
RQ6		Smith Jenkins Planning and Heritage	Ruislip Manor Sports Ground, Wealdstone FC Stadium
RR1	London Borough of Hillingdon	Deloitte LLP	Uxbridge, Lobster Pot car park

Our Reference	Promotor	Consultant	Location
SD2	Bath Road Property Investments	Maven Plan	Harlington, 1 & 1A Bath Road
SP2 - SP3	Stockley Park Estates Company	Iceni	Stockley Park
SR2	Blueleaf Real Estate	ROK Planning	Land at Field End Road
SR7	Lotus Trident Development Limited	CREATE Planning	Northwood, 34-38 Green Lane
ST4	Vinci St Moden	Lichfields	Lichfields, St. Andrew's Gate
SW1	London Borough of Hillingdon Property Team	N/A	Charville, Mead House
SZ6	GCAP 44 Ltd	DP9	Land bound by Dawley Road and Bolingbroke Way
TD8	London Borough of Hillingdon Property Team	Knight Frank	forming part of Knightscode Farm, Land North of Breakspear Road North
TF3	Individual	Megaplan	Land north of the M4, Land South of Bedwell Gardens
UE4	London Borough of Hillingdon Property Team	Knight Frank	Longford, Land south of Bath Road
UG5	London Diocesan Fund	Savills	Matalan site, Hayes
UH3	London Diocesan Fund	Savills	Hayes, Matalan Site
UI2	London Borough of Hillingdon Property Team	Knight Frank	Land North of Hill End Road, Forming part of Whiteheath Farm
UO9	Legal & General	Savills	Land East of Ickenham
UQ2	RAF Central Fund	N/A	RAF site, RAF Vine Lane

Our Reference	Promotor	Consultant	Location
UQ4	SUEZ Recycling and Recovery UK LTD	N/A	Hayes, Hayes Waste Transfer Station
WL9	SUEZ Recycling and Recovery UK Ltd	N/A	Hayes, Rigby Lane
WS7	London Borough of Hillingdon Property Team	Knight Frank	Heathrow Villages, Land North of Bath Road
WT9	SEGRO	n/a	Master Brewer, Freezeland Way Hillingdon
WU7	London Borough of Hillingdon Property Team	Knight Frank	Forming part of Gutteridge Farm, Land South of A40
XC3	Union4 Planning	N/A	Heathrow Villages, Airpets
XO2	Nuveen Real Estate	Rapleys	3 Furzeground Way
XP6	London Borough of Hillingdon Property Team	Knight Frank	Harfield, Land East of Northwood Road
XQ4	Individual	N/A	Uxbridge, Civic Centre Car Park
XR4	Individual	Michael Conoley Associates	Springwell Lane, Maracus Cottage
YE7	London Borough of Hillingdon Property Team	Knight Frank	Ickenham, Land West of Harvil Road
YR5	Woolbro Group	JG Planning	Land at North Harlington
YY1	Gem Investment Properties	JLL	Hayes, Land south of Pump Lane
ZO9	Laidlaw Estates	Avison Young	Land to the rear of 470 Bath Road
ZY2	MBH Heathrow Ltd	Savills	Heathrow Villages, Land at Status Park, Harlington

Our Reference	Promotor	Consultant	Location
ZZ2	Car Giant Ltd	PowerHaus Consultancy Ltd	West End Road Ruislip, Glebe Farm

7. Appendix 1: Regulation 18 Questionnaire

Hillingdon Local Plan

Regulation 18

Call for Views Consultation

April 2024



HILLINGDON
LONDON

www.hillingdon.gov.uk

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This document sets out the questionnaire for the Local Plan Regulation 18 consultation. This questionnaire is provided as an interactive questionnaire on the Council's website.

This version is provided to display the content in a document format so the questions may be reviewed prior to filling out the online form.

We are asking for your views to help develop the Local Plan. The Local Plan will set out the vision for future development in the borough over the next 15 years and will set out planning policies to help achieve this. The Local Plan will set policies to help build new homes, create jobs and provide services to support a growing population. It will also help shape the look and feel of Hillingdon's places, enhancing the environment, tackling climate change and creating sustainable neighbourhoods.

This is the first stage in the process. This 'Call for Views' consultation is an opportunity for you to tell us what the Local Plan should contain.

1. About the Local Plan

Foreword

As the portfolio holder and a long term resident, I have seen how proactive planning is essential for tackling the challenges that Hillingdon faces - growing a strong economy, building good homes, creating great places and protecting the environment. Some of these issues are more pressing than ever - with economic headwinds, housing affordability and the climate crisis requiring strategic action.

I am proud to launch this Local Plan consultation, which allows you to shape development over the next 15 years. Many may not have heard of the Local Plan, but it affects our lives on a daily basis. The Local Plan is prepared by the council, in consultation with the community, and sets the vision and a framework for the future development of the borough. It sets a spatial strategy for Hillingdon and a suite of planning policies including for housing, economic development, sustainability, infrastructure and transport.

This is the first stage of consultation and we are asking you what the Local Plan should contain. This is your opportunity to make your voice heard. I hope you will join us in this consultation and help create a shared vision for Hillingdon.

Cllr Eddie Lavery



Cabinet Member for Residents' Services

What is a Local Plan?

National policy sets out that local planning authorities should prepare Local Plans to provide a positive vision for the future of each area, meet housing needs, address economic, social, and environmental priorities, and provide a platform for residents to shape their surroundings.

The Local Plan guides decisions on future development proposals and addresses the needs and opportunities of the area as part of the borough's statutory development plan. A Local Plan may include:

- housing
- employment
- shops and social infrastructure
- developments and design
- economy
- natural infrastructure
- transport
- heritage and culture

The Local Plan must be prepared with the objective of contributing to the achievement of sustainable development (Planning and Compulsory Purchase Act 2004, Section 39(2)).

Current development plan

The adopted development plan for Hillingdon consists of the following documents:

- The Local Plan Part 1: Strategic Policies (November 2012)
- The Local Plan Part 2: Development Management Policies (January 2020)
- The Local Plan Part 2: Site Allocations (January 2020)
- The West London Waste Plan (July 2015)
- The London Plan (March 2021)

Neighbourhood plans also form part of a local planning authority's development plan, however there are no neighbourhood plans in Hillingdon.

The council is proposing to update and replace the Local Plan. The strategic and development management policies will be combined into a single document alongside the site allocations, in line with Government guidance. The West London waste plan will remain as a separate document.

The London Plan

The Mayor of London adopted a new London Plan in 2021, introducing new policy requirements for development in London and evidence requirements for Local Plans. Hillingdon's Local Plan must be in general conformity with the London Plan.

National Planning Policy Framework

The Local Plan must be consistent with the National Planning Policy Framework (NPPF). This sets out the government's planning policies for

England and how they should be applied. It must be considered in the preparation of the Local Plan and is a material consideration when making planning decisions. Separate policy documents deal with other topics that are material to planning, such as waste and traveller sites.

The National Planning Policy Guidance (NPPG) supports the NPPF and is amended frequently. It provides specific guidance on how parts of the Local Plan should be undertaken and is material to the plan-making process.

Why are we reviewing the Local Plan?

In line with the National Planning Policy Framework, Local Plans should be kept up to date. The Local Plan needs to be updated to respond to changes affecting Hillingdon including in the economy, the population, housing market, environment and to reflect a new London Plan and revisions to national policies.

Without an up-to-date Local Plan, Hillingdon's local planning policies could be considered out of date. In decision making, the council would not be able to place appropriate weight on policies which are out of date, leading to inappropriate development that does not meet the needs of people living, working, and visiting Hillingdon. There is also a risk of intervention by the Government, where plan-making would be taken out of the hands of the local authority and stakeholders.

A full review of the Local Plan allows the council to add, remove and improve planning policies.

Regulation 18 consultation

A 'Regulation 18' consultation is the first formal stage of consultation required for preparation of a Local Plan and is carried out in accordance with [The Town and Country Planning \(Local Planning\) \(England\) Regulations 2012, Part 6, Regulation 18](#). During the first stage, stakeholders are asked what a Local Plan ought to contain.

More information

The council is publishing its Local Plan evidence base as it is being completed. The following evidence base documents are available for download:

- [Integrated Impact Assessment \(IIA\) Scoping Report \(PDF\) \[9MB\]](#)
- [Hillingdon Townscape and Character Study 2023 \(Urban Initiatives\) \(PDF\) \[43MB\]](#)
- [Hillingdon Employment Land and Capacity Study 2023 \(Avison Young\) \(PDF\) \[5MB\]](#)
- [West London Town Centre Study 2023 \(urban Foresight\) \(PDF\) \[9MB\]](#)

1. Objectives and vision

The existing Hillingdon Local Plan Strategic Policies identify key challenges, issues and objectives for development in the borough.

There have been significant changes since the Local Plan was adopted which need to be considered as part of the review.

As part of the Local Plan Review the Council will need to create a new shared vision for Hillingdon.

Existing approach

The existing Local Plan Strategic Policies, which were adopted in 2012 contains a seven-point vision for the borough, with the following headlines:

- Hillingdon is taking full advantage of its distinctive strengths with regard to its places, communities and heritage.
- The social and economic inequality gaps in Hillingdon are being closed.
- The improved environment and infrastructure is supporting healthier living and helping the borough to mitigate and adapt to climate change.
- Economic growth has been concentrated in Uxbridge, Heathrow and the Hayes/West Drayton Corridor, without ignoring local centres.
- Improved accessibility to local jobs, housing and facilities is improving the quality of life of residents.
- Hillingdon has a reliable network of north/south public transport routes and improved public transport interchanges.
- Hillingdon has continued to prosper from the presence of Heathrow.

Key challenges

The Council Strategy 2022-26 outlines its vision of putting residents first and was adopted in November 2022, following public consultation. It sets 5 commitments:

- **Safe and strong communities**
Hillingdon is a safe place with resilient, strong communities with access to good quality, affordable housing.
- **Thriving, healthy households**
Children, young people, their families and vulnerable adults and older people live healthy, active and independent lives.
- **A green and sustainable borough**
Hillingdon will be a sustainable, carbon-neutral borough, protecting Hillingdon's heritage, built environment and valued green spaces. Residents will live in pleasant neighbourhoods with access to sustainable waste management and transport.

- **A thriving economy**
We are actively working with local businesses and partners to create a borough where businesses grow within a strong economy and local people can improve their skills and enjoy good quality jobs.
- **A digital-enabled, modern, well-run council**
We are a well-run, sustainable council with sound financial management, achieving positive outcomes for residents.

What the new Local Plan could achieve

The Local Plan will be a key mechanism for delivering the Council Strategy. The existing Local Plan vision will need to be reviewed and updated. The vision and objectives for the new Local Plan should be based on current evidence and priorities and reflect the views of the people who live, work, and visit Hillingdon.

Do you agree that the five commitments of the Council Strategy should inform the Local Plan Y/N

Do you have any comments on the Local Plan's existing approach, including the challenges, vision, and objectives?

Are there any objectives which are missing or deserve greater emphasis?

Building on the Council Strategy, are there further strategic issues which you would like the Local Plan to address, including issues in specific places?

Does the Local Plan need a vision in a single sentence, if so, what could that be?

Do you have any further comments relevant to this topic area?

2. Growth and spatial strategy

The existing Hillingdon Local Plan sets out the Council's spatial strategy, which includes:

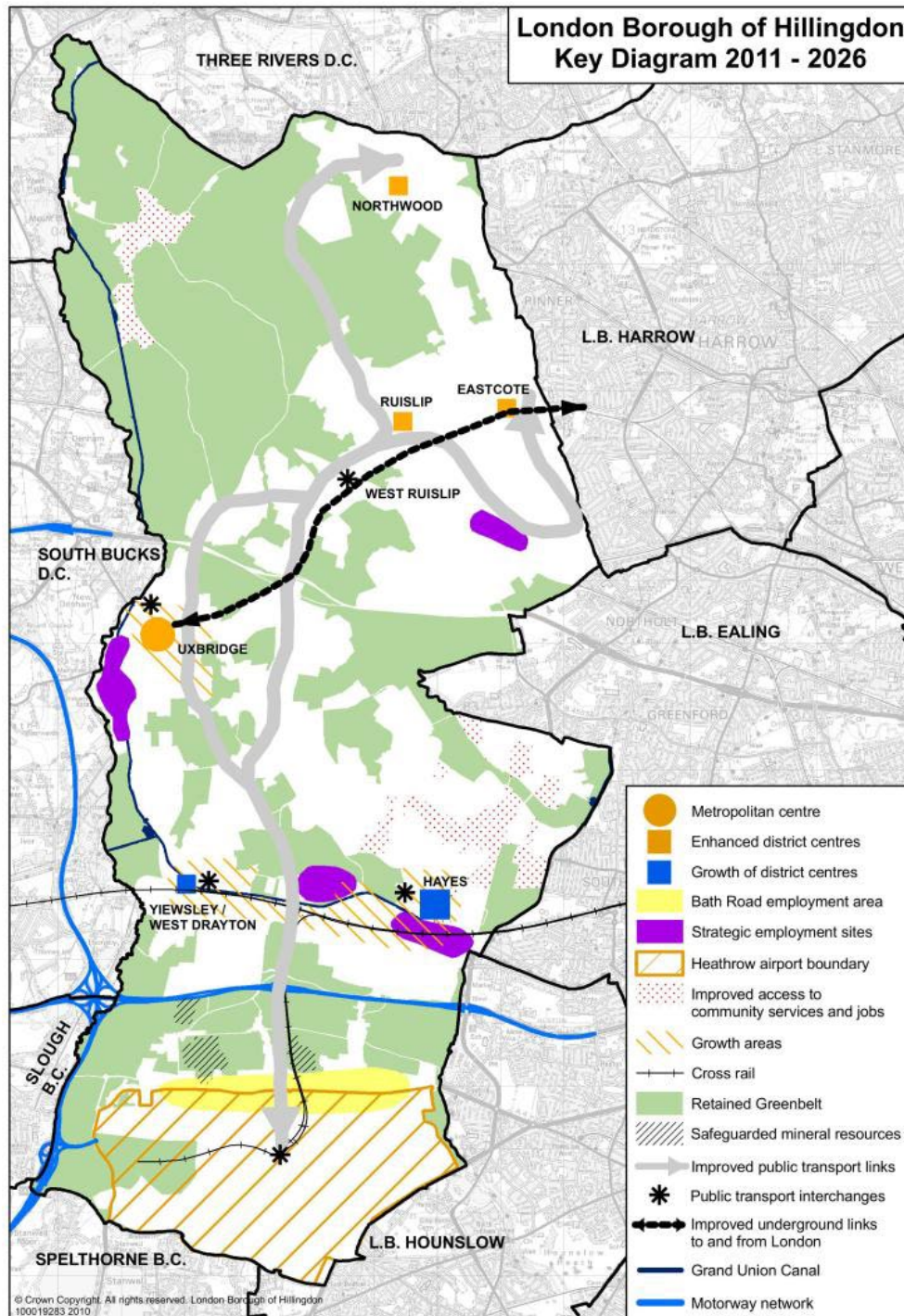
- Setting out where new homes and new employment floorspace will be developed,
- Designating industrial areas to be retained and improved,
- Designating/retaining areas to be protected from inappropriate development, such as Green Belt, Metropolitan Open Land (MOL) and Open Space, and
- Identifying corridors where public transport links should be improved.

Existing approach

The Key Diagram sets out the existing overall growth strategy for Hillingdon. The spatial strategy of the existing plan includes:

- **Uxbridge** as the main urban centre and an aim for this role to be strengthened. Growth of retail, leisure, and employment uses are encouraged. The Town Centre was expanded to include former RAF Uxbridge (now St Andrew's Park) and part of the Uxbridge Industrial Estate, within which more homes have and are being built.
- The role of **Heathrow Airport Opportunity Area** as an employment area is to be strengthened, provided environmental conditions are improved. More hotels, office space, industrial and commercial uses are to be developed within the Heathrow Opportunity Area.
- The **Hayes and West Drayton Corridor** will be a key location for employment growth in the Heathrow Opportunity Area, and some employment sites have been released for residential led mixed use development.
- To tackle deprivation in **Hayes End and Yeading**, the Local Plan targets improving access to open spaces, key employment areas and community facilities in these areas.
- **Stockley Park** is currently designated as a strategic employment site.
- The green and open character of the area to the **north of the A40** will be enhanced.

Key Diagram



Map 4.1 Local Plan (2012)

The existing Local Plan includes 32 strategic policies. Policies of particular importance to the overall strategy and those related to employment growth and the Green Belt are:

- Employment growth is directed to the Heathrow Opportunity Area, Strategic Industrial Locations, Locally Significant Employment Locations, Locally Significant Industrial Sites, Uxbridge Town Centre and Hayes Town Centre (Policy E2).
- The Council seeks to maintain the current extent, hierarchy and strategic functions of the Green Belt, Metropolitan Open Land and Green Chains (Policy EM2).

Key challenges

The key challenges for the new Local Plan are thought to include:

- Making the best use of previously developed land by enabling brownfield development and utilising existing and planned infrastructure to optimise density,
- Protecting valued open spaces from inappropriate development, including Green Belt land, Metropolitan Open Land (MOL) and Local Open Spaces,
- Building a range of market and affordable homes of different types,
- Providing sufficient employment and industrial space in the right locations to allow businesses to grow,
- Ensuring a town centre first approach is taken to certain types of development and reviewing the potential of the borough's only Metropolitan Town Centre (Uxbridge),
- Reviewing the growth potential of the Hayes and Heathrow Opportunity Areas and
- Managing the impacts arising from Heathrow Airport.

What the new Local Plan could achieve

The Local Plan needs to accommodate new development, including homes and space for businesses to grow, while protecting the green open spaces that are highly valued in Hillingdon.

The plan needs to respond to emerging issues, like the changing office market, data centres, and the impacts of any new major infrastructure projects.

Do you have any comments on the Local Plan's current spatial strategy?

What changes, if any, should be made to Hillingdon's Spatial Strategy?

Are there any locations where a change in development priorities is justified?

Do you have any further comments relevant to this topic area?

3. Design

The existing Hillingdon Local Plan sets out the Council's policy approach to:

- The design of new buildings and spaces,
- Creating high quality, safe, inclusive and welcoming places for everyone,
- The location and design of tall buildings,
- Alterations to existing buildings,
- Crime prevention through urban design, and
- The design of shopfronts and advertisements.

Existing approach

A strategic objective of the Local Plan is to create sustainable neighbourhoods of high quality design, that have regard for their historic context and use, address environmental issues and which are sensitive and responsive to the significance of the historic character, are distinctive, safe, functional and accessible.

Relevant existing development management policies include:

- Policy DMHB 11 seeks quality contextual design in all development,
- Policy DMHB 10 set out where tall buildings may be located and how they should be designed,
- Policy DMHB 12 relates to the design streets and the public realm,
- Policy DMHB 13 and 13A controls the design of shopfronts and advertisements,
- Policy DMHB 14 protects trees and seeks landscaping, trees, green roofs and walls in development,
- Policy DMHB 15 seeks to prevent crime through urban design measures,
- Policy DMHB 16 sets minimum housing standards and DMHB 17 requires that development considers the London Plan Residential Density Matrix, and
- Policy DMHB 18 requires provision of private outdoor amenity space in new housing.

Key challenges

The new Local Plan needs to ensure good design in buildings and the public realm that is not only attractive, but also highly functional. This may include design that helps mitigate the effects of climate change, encourages active travel (walking and cycling), and is accessible, adaptable, healthy and safe.

Key challenges to delivering high quality design in Hillingdon are thought to include:

- Improving the design quality of new development,
- Ensuring design responds to environmental issues including flooding, noise, urban heat island effect, and air pollution,
- Exploring opportunities for new public realm and ensuring it is inclusive, and places can be accessed by all residents,
- Proactively planning for appropriate tall buildings, while addressing local constraints such as context, airports and the desire for an interesting skyline,
- Accommodating the desire to extend and alter properties, whilst ensuring harmful externalities are avoided, such as those related to loss of privacy, daylight, basements and urban greening.
- Creating streets which are pleasant, attractive, safe, healthy and which mitigate climate change impacts,
- Ensuring development strengthens waterways such as canal edges and rivers,
- Ensuring new development strengthens and integrates built heritage, and
- Creating distinct public places, where identity is inspired by local cultural heritage.

What the new Local Plan could achieve

In line with the NPPF, the Local Plan should help create places which are high quality, beautiful and sustainable.

A key commitment from the Council Strategy is for a green and sustainable borough, where Hillingdon will be a sustainable, carbon-neutral borough, protecting Hillingdon's heritage, built environment and valued green spaces. Residents will live in pleasant neighbourhoods with access to sustainable waste management and transport.

The Local Plan needs to ensure that the buildings and spaces have high quality contextual design, both in appearance and by being designed to create social, economic and environmental value over time. Good design should create civic pride, vitality, community, social inclusion, safety, better health and access to education and employment.

The Local Plan could also implement the Mayor of London's Good Growth by design agenda by ensuring that development is high quality and is more inclusive. Good design is about creating social benefits which include the promotion of identity and civic pride, vitality, community, social inclusion, safety, better health and access to education and employment.

Do you have any comments on the Local Plan's current approach and policies on design quality?

What should our future Local Plan policies on design include?

How can the Local Plan deliver more distinctive places?

Do you have any further comments relevant to this topic area?

4. Housing

The existing Hillingdon Local Plan sets out the Council's policy approach to:

- Maximising housing supply,
- Provision of affordable housing,
- Protecting existing homes,
- Meeting housing needs in terms of type and size,
- Providing housing for different groups including older people, student housing, homeless, and gypsy and traveller sites, and
- Accessible and adaptable housing.

Existing approach

Housing is a key priority in the existing Local Plan. The existing Local Plan sets out where housing is to be developed. Most delivery is in large sites below the A40 including in the areas of Uxbridge, the Hayes / West Drayton Corridor, the Heathrow Opportunity Area, with a smaller proportion in sites north of the A40. Key housing policies include:

- Strategic Policy H1 states that the Council will meet and exceed its minimum strategic dwelling requirement, where this can be achieved, in accordance with other Local Plan policies,
- Policy DMH7 requires a minimum 35% affordable housing on all self-contained housing developments of 10 units or more, as well as a preferred tenure split,
- Policy DMH 4 sets limits on the conversion of homes into flats to protect the supply of large family homes,
- Policy DMH 5 sets limits on houses in multiple occupation, and
- Policy DMH 6 controls garden and backland development to protect garden space and impacts on character and amenity.

Key challenges

Key challenges to delivering housing are thought to include:

- The constrained supply of land for development and high demand for homes of a sufficient quality and type.
- The cost of housing in Hillingdon is high and increasing and there are more than 3,400 households on the social housing register. The ratio of median earnings to house prices in Hillingdon is 11.95 which is significantly higher than the England average at 7.8.
- Hillingdon's population is growing at a higher rate than the London average. Between 2011 and 2021, the population of Hillingdon increased by 11.7%, from just over 273,900 to around 305,900 (Census 2023). That was a greater increase than London (7.7%) and the overall population of England (6.6%).

- The London Plan 2021 sets a new, higher housing target of 1,083 homes per year, with 295 homes stated to be achieved on small sites (<0.25ha). There is also a strategic target for 50 per cent of all new homes to be genuinely affordable, which consists of both low-cost rented homes and intermediate housing products. The viability of delivering this often needs to be balanced against the need for additional considerations, such as different housing sizes, types, design and new infrastructure.
- While Hillingdon is a large borough, there are significant constraints on development, such as local character, airports, and large quantities (42%) of Green Belt.

What the new Local Plan could achieve

A key commitment from the Council Strategy is for safe and strong communities, where Hillingdon is a safe place with resilient, strong communities with access to good quality, affordable housing.

The Local Plan will need to be updated to meet the new London Plan housing targets and to identify new locations for development.

The new Local Plan will also need to seek a range of housing types, sizes, accessibility and affordability to meet the needs of different groups.

New housing will help tackle inequality and overcrowding, create sustainable and resilient neighbourhoods, improve health and wellbeing and secure homes suitable for individuals and families on low and middle incomes.

The Local Plan needs to work towards meeting the London Plan strategic target for 50% of all new homes across London to be genuinely affordable.

Do you have any comments on the Local Plan's current approach and policies on housing delivery?

What should our future Local Plan policies on housing delivery and housing need cover?

How can the Local Plan deliver more homes and make sure they meet the needs of residents in terms of housing type, size, accessibility and affordability in Hillingdon?

Do you have any comments on the Council's approach to infill and backland housing developments?

Do you have any comments on the London wide goal of 50% affordable housing in new development and its implementation in Hillingdon?

Do you have any further comments relevant to this topic area?

5. Social infrastructure

The existing Hillingdon Local Plan sets out the Council's policy approach to:

- Developing, retaining and enhancing important social infrastructure,
- Protecting public and private open space,
- Providing new open spaces and play spaces in major developments,
- Protection and provision of leisure and indoor sports facilities, and
- Protection and provision of play spaces.

Existing approach

Community facilities, culture and leisure is a key priority in the existing Local Plan. Key policies include:

- Policy DMCI 1 protects existing community facilities from redevelopment unless the use or site is no longer needed,
- Policy DMCI 1A supports the development of new schools subject to their impacts including on open space, character, accessibility and the environment,
- Policy DMCI 2 supports development of community infrastructure where it is close to the community it supports, is accessible and inclusive and directs large uses to Town Centres,
- Policy DMCI 3 protects public open space from development and sets the rules for development next to open spaces,
- Policy DMCI 4 requires major new residential development to provide or enhance open space, and
- Policy DMCI 5 requires major housing developments to provide children's play areas.

Key challenges

Key challenges for the new Local Plan are thought to include:

- Defining what is meant by Social Infrastructure. The London Plan (2021) says it should include health provision, early years provision, schools, colleges and universities, community, recreation and sports facilities, places of worship, policing and other criminal justice or community safety facilities, children and young people's play and informal recreation facilities.
- Ensuring the social infrastructure needs of the borough are taken into account when meeting growth targets and working with infrastructure providers to meet any new needs.
- Maximising social infrastructure by allowing new models of public and community provision and co-location.

- Hillingdon is home to many valued sports and leisure facilities, including playing fields. These types of uses and spaces are often under pressure and can be at risk of redevelopment for higher value uses, in particular housing.
- The borough is home to educational facilities including Brunel University, Uxbridge College and Buckinghamshire New University. The plan should protect these uses and facilitate their economic potential in clustering knowledge economy uses.
- The borough has a large amount of highly valued parks and open spaces, covering approximately 1,800 acres. These spaces need to be protected and enhanced while ensuring development helps improve open space provision and biodiversity value.
- Improving health is a key priority – and the plan should help promote active and healthy lifestyles through provision of community facilities, quality accessible open space and a range of sports facilities and play spaces.
- The need to ensure provision is made for the different burial needs and requirements of all communities.
- The new Local Plan will need to reflect the limitations of the new Use Class Order and permitted development rights, which makes protection of certain types of infrastructure less achievable through the planning system.

What the new Local Plan could achieve

The Council Strategy set ambitions for residents including that they:

- live active and healthy lives,
- enjoy access to green spaces, leisure activities, culture and arts, and
- achieve well in education, with opportunities for learning at all ages.

The Local Plan will need to promote social interaction and enable and support healthy lifestyles in line with national policy and the London Plan.

The Local Plan will also need to protect and enhance existing social infrastructure within the borough to develop inclusive and strong communities which brings people together and provides opportunities for social, educational, health, recreational and cultural activities.

Do you have any comments on the Local Plan's current approach and policies on social infrastructure provision and delivery, including what constitutes social infrastructure?

What should our future Local Plan policies on social infrastructure and open space cover?

What should our future Local Plan policies on culture and leisure spaces and facilities cover?

How can the Local Plan protect open space and ensure that there is sufficient sport, recreation, health and leisure facilities for the residents?

Do you consider the loss or reprovizion of social infrastructure, culture and leisure uses can be justified in certain circumstances? If yes, what circumstances would you consider as justifiable?

Do you have any further comments relevant to this topic area?

6. Economy

The existing Hillingdon Local Plan sets out the Council's policy approach to:

- Promoting economic development and employment in Hillingdon,
- Supporting businesses of a range of sizes to grow and invest,
- The provision and protection of employment premises and sites,
- Supporting job creation and opportunities for training and skills development,
- Supporting tourism and providing visitor accommodation, and
- Protecting the vitality and viability of town centres, high streets and local parades.

Existing approach

Key policies include:

- Policy DME 1 protects industrial uses in Strategic Industrial Locations, Locally Significant Industrial Sites and Locally Significant Employment Locations,
- Policy DME 2 facilitates the reuse of employment land outside of designated areas subject to certain criteria,
- Policy DME 3 supports and protects offices in preferred locations, including town centres, Uxbridge and Stockley Park and establishes a sequential approach for office development outside of these locations,
- Policy DME 4, 5, and 6 sets out where visitor attractions and accommodation should be located, limiting impacts, and ensuring accessibility,
- Policy DMTC 1 directs retail and town centre uses to Hillingdon's network of town centres and high streets,
- Policy DMTC 2 balances the mix of uses in primary and secondary frontages in designated centres, with DMTC 3 protecting local centres and parades, and
- Policy DMTC 4 protects the amenity of town centres by controlling uses with potential negative externalities such as hot food takeaways, night clubs, and betting shops.

Key challenges

Key challenges for the new Local Plan are thought to include:

- The office market has changed following the COVID-19 pandemic, with businesses seeking less floorspace overall, located in highly accessible locations and in high quality buildings.
- Understanding and accommodating any new and evolving needs for commercial, business and service floorspace.

- Hillingdon has a large amount of industrial land with relatively low vacancies, which should be protected and intensified in accordance with the London Plan.
- Data centres are an essential piece of digital infrastructure to support the UK's service-based economy. Demand for data centres has increased in recent years in Hillingdon, with impacts on industrial sites, character and amenity, and the energy network.
- Demand for serviced accommodation linked to Heathrow Airport is strong, with impacts on the transport network and land for other uses.
- Ensuring town centres and high streets are vital and viable places for certain uses against out of centre retail competition, changing consumer preferences and the rise of online shopping.
- Managing town centres so they can host daytime, evening and night-time activities when appropriate.
- Reviewing the role of local parades, local and district town centres to ensure they remain important destinations for residents, who may otherwise face poor access to services.

What the new Local Plan could achieve

One of the commitments of the Council strategy is for a thriving economy, where businesses grow within a strong economy and local people can improve their skills and enjoy good quality jobs.

The Local Plan could:

- Protect offices in key locations to support the economy, while proactively allowing some locations to change to other uses where justified,
- Protect and intensify industrial floorspace in the borough where beneficial,
- Ensure that data centres and other unique uses are located and designed appropriately, so that nuanced impacts are mitigated, such as impact on the power grid and utilisation of waste energy are considered,
- Manage the development of tourist accommodation, particularly around Heathrow Airport, and
- Protect and enhance town centres, ensuring they remain busy, vibrant and valued centres of the community.

Do you have any comments on the Local Plan's current approach and policies on economic development?

How can the Local Plan deliver a strong, sustainable and inclusive local economy?

Would you like to see more spaces to support start-ups, small and medium enterprises, emerging sectors, and cultural and creative industries (considering this could reduce some flexibility in development)? Y/N

Would you like to see a broader range of uses in town centres to promote their long-term vitality and viability? Y/N

Are there any particular uses in town centres that you believe should be limited? If so please state and explain why.

Do you agree that some offices should change to other uses in response to changing market conditions? Y/N

Do you have any views on the development of data centres in Hillingdon?

Do you have any further comments relevant to this topic area?

7. Heritage and culture

The existing Hillingdon Local Plan sets out the Council's policy approach to:

- Conserving and enhancing historic assets, including listed buildings, conservation areas, archaeological priority areas, areas of special local character, registered parks and gardens, ancient monuments and war memorials,
- The role of heritage is to inspire new development with distinctive appearance and character, and
- How community facilities, including cultural uses (relating to recreation such as sport, performance, religion, art, music or food) are protected from loss, and where new community facilities may be developed.

Existing approach

Key policies include:

- Policies DMHB 1 to 9 protect heritage assets, including listed buildings and conservation areas, locally listed buildings, areas of special local character, registered historic parks, gardens and landscapes, and war memorials.
- Policy DME 4 supports development of visitor attractions, subject to criteria, and
- Policy DMCI 1 protects existing community facilities, including cultural uses, and Policy DMCI 2 directs new cultural facilities to town centres.

Key challenges

Key challenges to support built historic heritage in Hillingdon are thought to include:

- Protecting heritage assets, including preventing any incremental harm that could arise over time,
- Strengthening Hillingdon's unique built heritage relating to industrial, transport, communication, educational, cultural, civic, retail, faith and technical infrastructure,
- Encouraging restoration of heritage assets at risk,
- Protecting locally significant views, particularly those which positively frame historic assets, and
- Protecting valued cultural facilities where viable, such as public houses and theatres, from loss and developing new facilities to boost the cultural offer of Hillingdon.

What the new Local Plan could achieve

A key commitment of the Council Strategy is for a green and sustainable borough, where Hillingdon will be a sustainable, carbon-neutral borough, protecting Hillingdon's heritage, built environment and valued green spaces.

The Local Plan should set out a positive strategy for the conservation and enjoyment of the historic environment, as required by the NPPF (Chapter 16).

In line with guidance from Historic England, conservation should not be a passive exercise, but be integrated with the plan, considering how the historic environment can assist delivery of a positive strategy and the economic, social, and environmental objectives of the plan area (Historic England – The Historic Environment in Local Plans).

The Local Plan should follow London Plan Policy HC1 by setting a vision for development informed by the heritage significance of the area and by requiring that development integrates conservation with innovative and contextual architecture that contributes to significance and sense of place.

Do you have any comments on the Local Plan's current approach and policies on historic assets?

Do you have any suggestions on how Hillingdon can integrate heritage led regeneration into the Local Plan?

Do you have any suggestions on where changes to heritage policy could unlock potential and contribute to sustainable development in Hillingdon?

Do you have any further comments relevant to this topic area?

8. Green infrastructure and natural environment

The existing Hillingdon Local Plan sets out the Council's policy approach to:

- Protecting the Green Belt and Metropolitan Open Land,
- Protecting green and blue infrastructure and securing new areas of urban greening in development,
- Protecting open space and securing new open spaces in development,
- Protecting ecological sites and securing net biodiversity gain in developments,
- Protecting trees of value and requiring new trees in development,
- Protecting agricultural land, allotments and geodiversity.

Existing approach

The protection and enhancement of green infrastructure and the natural environment is important nationally, regionally and locally. The existing Local Plan affords significant protection to the existing green infrastructure network and natural environment. Key policies include:

- Policy DMEI 1 requires all major development proposals are required to incorporate living roofs or walls into the development unless there is suitable justification.
- Policy DMEI 4 protects against inappropriate development in the Green Belt or Metropolitan Open Land, unless very special circumstances apply.
- Policy DMEI 5 sets out that development in Green Chains, which provide physical links between wildlife and recreation sites in the borough, are only supported if they conserve and enhance the visual amenity and nature conservation value of the landscape.
- Policy DMEI 6 seeks that development at Green Edge locations (adjacent to the Green Belt, MOL, Green Chains, SINC's, nature reserves, countryside, green spaces or the Blue Ribbon Network) is landscaped to assimilate into the surrounding area.
- Policy DMEI 7 protects and enhances biodiversity value in development.
- Policy DMEI 8 sets out a range of measures to protect watercourses by controlling waterside development.
- Policy DMEI 10 requires development to control water run-off, including incorporating Sustainable Urban Drainage Systems (SUDS).
- Policy DMHB 11 requires that development is of the highest standards of design including landscaping and tree planning to enhance amenity, biodiversity and green infrastructure.

Key challenges

Key challenges for the new Local Plan are thought to include:

- While the borough has a good supply of brownfield sites to deliver new development, there remains pressure to develop on previously undeveloped land, such as Green Belt and Metropolitan Open Land.
- Air quality has improved significantly over the last few decades, however Hillingdon's air still does not meet WHO guidelines for some pollutants. Water quality too needs to be improved. Green infrastructure can play an important role in filtering pollutants from the air and ground.
- Green infrastructure and the natural environment are valuable in storing carbon, cooling the climate and filtering the air and water. A key challenge is building for a growing population whilst also improving on the network of green infrastructure, including through urban greening.
- Health issues such as diabetes, obesity and heart disease, which can be significantly influenced by lifestyle and the environment, are prevalent in the borough. Spaces for physical activity and relaxation are not spread equally around the borough, with some areas deficient in these types of spaces.
- Access to nature and open space is unequal in the borough, with some areas enjoying good access while others are deficient. There is a need to improve the quality of and access to open spaces, rivers and canals for all groups of people in the community.
- Biodiversity may suffer because of urban activity, climate change, and new development if left unmitigated. The Council needs to meet the needs of a growing population whilst protecting wildlife habitats and enhancing biodiversity.
- Recognising existing geodiversity within the borough and ensuring planning decisions protect and enhance this.
- Ensuring the number and quality of trees in the borough increases in order to increase the extent of London's urban forest.
- Exploring the viability and need for greater food production in the Borough.
- There is significant pressure on water resources which will increase as the population grows.

What the new Local Plan could achieve

A key commitment from the Council Strategy is for a green and sustainable borough, where Hillingdon will be a sustainable, carbon-neutral borough, protecting Hillingdon's heritage, built environment and valued green spaces.

Green infrastructure is instrumental in tackling the effects of climate change, providing habitat for biodiversity, and improving health and mental wellbeing. The Local Plan should:

- Seek the maximum practical provision of green infrastructure from new development,
- Be updated to include the Biodiversity Net Gain requirement,
- Protect existing ecological sites and seeking other opportunities to create new habitats, and
- Provide strong protection for trees and require new development to provide additional trees where possible, and
- Continue to implement the Urban Greening Factor in development.
- Reduce water run-off from developments by requiring Sustainable Urban Drainage Systems (SUDS) to tackle flooding and climate change impacts.

Do you have any comments on the Local Plan's current approach and policies on the protection and enhancement of green and blue infrastructure and the natural environment?

How can the Local Plan improve the natural environment?

How can the Local Plan increase the amount of green infrastructure (both publicly accessible and not) in the borough?

Should there be a policy in the Local Plan requiring all roofs of new developments to be green roofs, where it is possible to accommodate this? Y/N

Do you have any further comments relevant to this topic area?

9. Sustainable infrastructure

The existing Hillingdon Local Plan sets out the Council's policy approach to:

- Ensuring new buildings are energy efficient and low carbon,
- Expanding decentralised energy networks,
- Minimising flood risk, and reducing water run off through Sustainable Urban Drainage Systems (SUDS),
- Protecting ground water, remediating contaminated land, managing waste and improving air quality, and
- Controlling mineral extraction, aggregates, landfilling, and telecommunications infrastructure.

Existing approach

Key elements of the Local Plan policies on sustainable infrastructure include:

- Policy DMEI 2 requires that new developments to reduce carbon emissions in line with London Plan targets and seeking offsite contributions if required.
- Policy DMEI 3 requires major developments to be designed to be able to connect to a decentralised energy network, with those within 500 metres of an existing network required to connect.
- Policy DMEI9 requires developments within flood risk zones 2 and 3a demonstrate there are no suitable sites in areas of lower flood risk, and no development is permitted within flood risk zone 3b.
- Policy DMEI 10 requires all new development to use SUDS, and all major development and all minor development in Critical Drainage Areas or areas at risk of surface water flooding to reduce surface water run off to greenfield rate in a 1:100 year storm scenario, with allowance for climate change.
- Policy DMEI 11 requires development within a Source Protection Zone, Safeguard Zone or Water Protection Zone to assess and protect against harm to groundwater resources.
- Policy DMEI 12 requires development to mitigate or remediate contaminated land.
- Policy DMEI 13 controls developments that import waste.
- Policy DMEI 14 seeks that development is air quality neutral.

Key challenges

The challenges for sustainable infrastructure are very significant and are thought to include:

- In 2020, Hillingdon declared a climate emergency and set ambitious targets to become carbon neutral by 2030. There is also a need for

buildings to be designed to adapt to climate changes, such as managing the risk from rising heat levels.

- Air pollution is a major health challenge. Two thirds of the borough have been designated an Air Quality Management Area (AQMA) since 2003 due to high levels of nitrogen dioxide. Despite measures to reduce pollution, in parts of the borough, particularly close to Heathrow, level remain above legislative air quality limits.
- Hillingdon has large areas at risk of flooding, including from watercourses and surface water. Several critical drainage areas have also been identified. Flood events will worsen due to climate change.
- Parts of the borough have a known issue with obtaining electricity connections and infrastructure requirements are needed to facilitate growth in certain locations.
- The need for digital infrastructure will likely continue to ensure global competitiveness, however this need must be balanced against any harm arising, particularly to the existing local context.
- The borough will continue to be required to supply aggregates to support construction, both in terms of hosting land-won aggregate sites and the facilities required to process and transport aggregates.

What the new Local Plan could achieve

A key commitment from the Council Strategy is for a green and sustainable borough, where Hillingdon will be a sustainable, carbon-neutral borough, protecting Hillingdon's heritage, built environment and valued green spaces.

The Local Plan should:

- Help meet net zero carbon targets by lowering the carbon impacts of the built environment,
- Improve the energy efficiency of both new and existing buildings,
- Set out a positive framework for generation of sustainable energy including solar and air and ground source heat pumps, and encouraging use of decentralised energy networks,
- Meet new London Plan requirements, including for zero carbon, carbon offsetting, whole life-cycle carbon assessments on development referable to the Mayor of London, and encouraging use of BREEAM targets for carbon reduction in development, and
- Continue to direct new development away from high flood risk areas and require sustainable urban drainage in new developments.
- Ensure that development is located and designed to improve air quality.

Do you have any comments on the Local Plan's current approach and policies on sustainable infrastructure?

What should our future Local Plan policies on sustainable infrastructure cover?

What should we be doing to reduce emissions created by new development in Hillingdon?

Should Hillingdon encourage achieving BREEAM standards? Y/N

Do you have any further comments relevant to this topic area?

10. Transport

The existing Hillingdon Local Plan sets out the Council's policy approach to:

- Promoting walking and cycling,
- Reducing car dependency,
- Improving the north-south connections in the borough,
- Managing car parking in development, and
- Managing the impact of Heathrow Airport on road networks and air quality.

Existing approach

Key transport policies include:

- Policy DMT 1 requires most development to be accessible by public transport.
- Policy DMT 2 controls impacts on the highway including amenity and congestion and requires provision of access for cyclists and pedestrians.
- Policy DMT 4 requires developers mitigate impacts of their scheme by improving local public transport facilities.
- Policy DMT 5 ensure that development provides safe, direct and accessible links for pedestrians are provided in development.
- Policy DMT 6 sets parking standards for developments the criteria for considering any variation from the standard. A minimum of 5% of car parking should provide electric vehicle charging points.
- Policy DMT7 that developments which generate freight movements are well connected to the strategic road network.
- Policy DMAV 1 relates to airports and protects against development that is hazardous to aircraft and stops development where potentially it poses a risk to safety or is significantly impacted by noise.

Key challenges

Key challenges for the transport policies are thought to include:

- The need to consider the Mayor of London's strategic target of 75% of trips in Outer London to be undertaken by walking, cycling and public transport by 2041.
- How to balance this target with the low levels of public transport accessibility for large areas in Hillingdon, with 86% of the population in an area of PTAL 2 or lower, significantly lower than the average for London (49%).
- Some parts of the borough are remote and do not benefit from existing or planned public transport, potentially making the inappropriate from some uses.

- Levels of walking and cycling are low in Hillingdon, with only 2.4% of journeys to work by walking and 0.5% by bicycle.
- While connections to Central London are good, public transport connections within the borough and north and south are limited.
- Traffic congestion and its impacts on pollution, amenity and journey times are problematic in many areas.
- In addition to the movement of people, the borough needs to accommodate freight movement by both rail and road.
- There are areas of poor air quality, focused on the road network and Heathrow Airport.
- There are significant challenges with children's health, with 1 in 3 children living with overweight or obesity by year 6 of school. Active travel options (walking and cycling) can help reduce levels of overweight and obesity.

What the new Local Plan could achieve

A key commitment from the Council Strategy is for a green and sustainable borough, where Hillingdon will be a sustainable, carbon-neutral borough, protecting Hillingdon's heritage, built environment and valued green spaces. Residents will live in pleasant neighbourhoods with access to sustainable waste management and transport.

- Development should be integrated with transport access and capacity.
- The Local Plan needs to make better use of land, reduce car dependency, improve urban greening and biodiversity.
- In line with the London Plan, the Local Plan should seek to rebalance the transport system towards walking, cycling and public transport. The Mayor of London has set out an ambitious target for Hillingdon for 75% of all trips to be by public transport, cycling or walking by 2041.
- Following the London Plan 'Healthy Streets' approach, the Local Plan should deliver patterns of development which allow short journeys by walking and cycling and create streets which are safe and pleasant to use.
- The Local Plan will need to respond to new London Plan priorities to seek lower provision of car parking in new development where alternatives allow.
- New development should provide charging facilities for electric vehicles where car parking is provided. The current target of 5% of parking spaces is below the 20% outlined in the London Plan.
- Managing overspill traffic from motorway impacting on local neighbourhoods

Do you have any comments on the Local Plan's current approach and policies on transport?

Should the Local Plan reduce the amount of car parking required on site, with developments in the most accessible locations being 'car free' with no on-site parking provided? Y/N

TfL has ambitious targets for share of trips by public transport, walking or cycling. Do you have any comments related to the challenges of meeting these targets with specific reference to Hillingdon and its places?

Do you have any further comments relevant to this topic area?

11. Integrated Impact Assessment

The Local Plan will be subject to Integrated Impact Assessment (IAA), which combines Sustainability Appraisal, Equalities Impact Assessment, Health Impact Assessment, and Community Safety Impact Assessment. The IIA process is carried out alongside the plan production process and helps direct the plan toward achieving sustainable development.

The first stage of the IIA is the preparation of a scoping report which sets the context, objectives, establishes baseline information, and sets sustainability issues and the appraisal framework. The IIA Scoping Report has been consulted on by statutory consultation bodies.

The IIA Scoping Report is available for view here: [Hillingdon IIA Scoping Report \(PDF\) \(9mb\)](#)

You are invited to comment on the report.

Any other comments

You may use this section to respond to with comments related to:

- Any topics not covered in the preceding sections, or
- Any matter related to a specific location not covered above.

12. Have your say

Help shape planning policy in Hillingdon by sharing your thoughts on the Local Plan consultations.

You can make your voice heard and help shape planning policy in Hillingdon by participating in the Local Plan consultations. Your views can help create a shared vision for the future of our borough and help make Hillingdon a better place to live, work in and visit.

Have your say

If an interpreter is needed, see our [Translation guide \(PDF\) \[166KB\]](#).

If you have a response which cannot be submitted using the questionnaire you may email or post your response:

- **Email**
localplan@hillingsdon.gov.uk
- **Post**
Planning Policy 3N/02 , Central Services, Civic Centre, High Street,
Uxbridge Middlesex UB8 1UW

Responses must be submitted by **11:59pm on 24 June 2024**.

Printed copies

Printed copies of the consultation information and questionnaire are available for inspection at the Civic Centre by appointment. Please email localplan@hillingdon.gov.uk to arrange inspection.

Privacy

Please note: If you respond to the consultation your name may be published with the representation on the council's website. We will not publish contact details of individual residents. Representations including your contact details may also be passed on to the Planning Inspectorate as part of the examination in public.

Download the [Planning Privacy Notice \(PDF\) \[130KB\]](#) for more information.

This consultation is held under Regulation 18 of the [Town and Country Planning \(Local Planning\) \(England\) Regulations 2012](#).

Keep in touch

If you would like to be informed about future stages of the Local Plan then please send the following information to localplan@hillingdon.gov.uk:

- full name
- email address
- confirmation that you would like to receive regular updates regarding the Local Plan.

Please note: you can remove yourself from the consultation list at any time by emailing the same address.

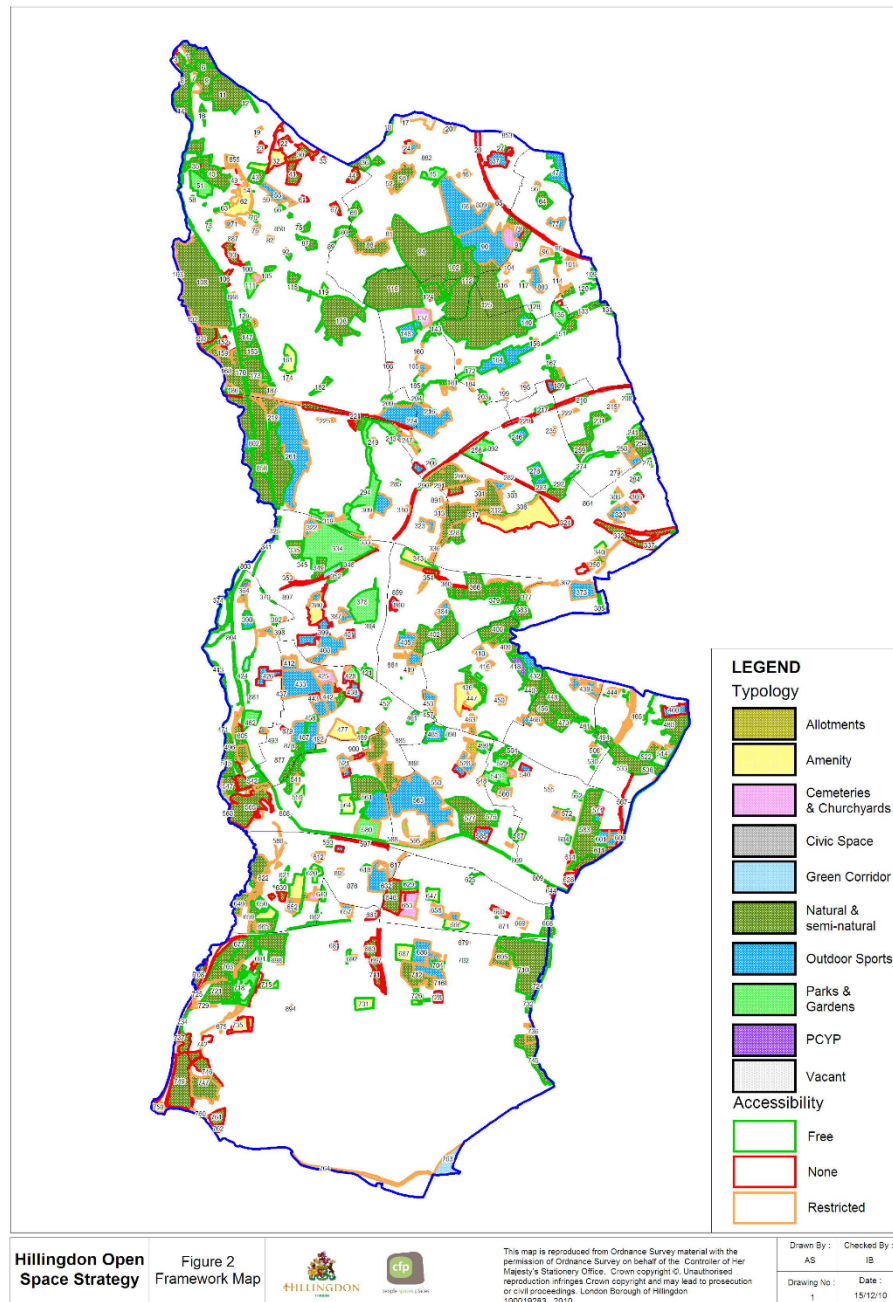
13. Call for open space evidence

The council is reviewing open spaces in the borough. This open space review will be an evidence document for the Local Plan. The review builds upon the [Hillingdon Open Space Strategy 2011-2026 \(PDF\) \[2MB\]](#).

The scope of the open space review is open spaces that fall within the typologies set out in table below.

Parks and gardens	Accessible, high quality opportunities for informal recreation and community events.
Natural and semi-natural greenspaces, including urban woodland	Wildlife conservation, biodiversity and environmental education and awareness.
Green corridors	Walking, cycling or horse riding, whether for leisure purposes or travel, and opportunities for wildlife migration.
Outdoor sports facilities	Participation in outdoor sports, such as pitch sports, tennis, bowls, athletics or countryside or water sports.
Amenity greenspace	Opportunities for informal activities close to home or work or enhancement of the appearance of residential or other areas.
Provision for children and young people	Areas designed primarily for play and social interaction involving children and young people, such as equipped play areas, ball courts, skateboard areas and teenage shelters.
Allotments, community gardens and urban farms	Opportunities for those people who wish to do so to grow their own produce as part of the long term promotion of sustainability, health and social interaction.
Cemeteries, disused churchyards and other burial grounds	Quiet contemplation and burial of the dead, often linked to the promotion of wildlife conservation and biodiversity.
Civic and market squares and other hard surfaced areas designed for pedestrians	Providing a setting for civic buildings, public demonstrations and community events.

The current open space evidence base framework map is set out below.



The council will be reviewing a range of data sources to update this evidence base. You are invited to contribute to the open space review suggesting updates to the open spaces identified on the framework map, above.

Your submission should include a description explaining how a space meets the typology and any relevant supporting information which may

justify its protection. Submissions will be reviewed by the council and new open spaces will be added to the evidence base only if they meet the PPG17 criteria.

You may suggest open spaces for consideration using the following form:

Suggest an open space

14. Call for Sites – additional consultation

The council undertook a call for sites exercise to gather information on land that individuals or organisations may consider to have development potential. This exercise ran from Friday 26 May to Friday 29 September 2023. The results of this exercise will form part of the evidence gathering for the review of the Local Plan. The council received a number of submissions and is now in the process of reviewing and assessing these sites.

The council has opened the call for sites again as part of this consultation. The scope and process is the same as the previous exercise. This is to allow for new stakeholders to submit sites where they were unable originally. There is no need to resubmit sites that have already been submitted to the council in the previous exercise. Where significant new information has arisen since the previous exercise, this can be added, although this is not expected to be the case for most sites.

Scope and process

The council is seeking the submission of sites that meet the following criteria:

- the site is wholly or partially within the London Borough of Hillingdon; and

The site meets one of the following:

- it is greater than or equal to 0.25 ha
- it could accommodate 10 or more self-contained dwellings
- it could accommodate 1,000 sqm or more of non-residential floorspace.

Anyone can submit a site as part of the exercise, subject to it meeting the requirements above. One does not need to own the land or have a financial interest in it, however the form will require you to establish your relationship with the land, so that the council can distinguish who has submitted the site.

Each site submission will require the completion of a separate return. We encourage those submitting large, strategic scale sites to work collaboratively with adjoining landowners or their agent, where appropriate, to ensure that a coordinated and comprehensive approach is taken in establishing their development potential.

Please note that all submissions will in time be made public, as their appropriateness is assessed by officers in the council. This document will form part of the publicly available evidence base for the Local Plan. Whilst contact details will be removed, information on who submitted the site and their relationship to it will need to be published in the final document.

Assessing sites

Please note that the submission of a site does not automatically mean that it will be allocated in the Local Plan or receive planning permission for development. All sites submitted in response to the exercise will subsequently be assessed by the council. If they are considered potentially suitable for an allocation within the Local Plan, they will then be subject to public consultation and, if necessary, further scrutiny during the public examination stage.

Officers will not be able to assess submissions that contain missing or inaccurate information. Please read the questions carefully and respond to the best of your ability. If you have any concerns, please contact localplan@hillingdon.gov.uk

[Submit a site assessment](#)(opens new window)

15. Glossary

Glossary

A glossary has been added utilising the latest definitions held within the adopted Development Plan. The aim is to provide definitions for key terms used within the consultation to improve public engagement. The Council is not bound by these definitions when drafting policies and it may be beneficial to utilise alternatives at that stage.

Affordable housing: homes based on social rent levels, including Social Rent, London Affordable Rent, London Living Rent and London Shared Ownership as defined in the London Plan.

Air Quality Neutral: An Air Quality Neutral development is one that meets, or improves upon, the air quality neutral benchmarks published in guidance from the GLA. The benchmarks set out the maximum allowable emissions of NO_x and Particulate Matter based on the size and use class of the proposed development. Separate benchmarks are set out for emissions arising from the development and from transport associated with the development. Air Quality Neutral applies only to the completed development and does not include impacts arising from construction, which should be separately assessed in the Air Quality Assessment.

Air Quality Management Area: An area which a local authority had designated for action, based upon a prediction that Air Quality Objectives will be exceeded.

BREEAM: Refers to the Building Research Establishment Environmental Assessment Method which are a set of sustainable design and construction standards. The London Plan states that Local Plans should encourage that development achieves carbon reductions beyond Part L of the Building Regulations from energy efficiency measures alone to reduce energy demand as far as possible. Achieving energy credits as part of a Building Research Establishment Environmental Assessment Method (BREEAM)

rating can help demonstrate that energy efficiency targets have been met. The London Plan states that residential development should achieve 10 per cent and non-residential development should achieve 15 per cent over Part L. The London Plan encourages boroughs to include BREEAM targets in their Local Plans where appropriate.

Biodiversity: This refers to the variety of plants and animals and other living things in a particular area or region. It encompasses habitat diversity, species diversity and genetic diversity.

Data centre: A building used to house computer systems and associated components, such as telecommunications and storage systems. Data centres are generally developed in industrial premises and locations.

Digital Infrastructure: Infrastructure, such as small cell antenna and ducts for cables, that supports fixed and mobile connectivity and therefore underpins smart technologies.

Geodiversity: The variety of rocks, fossils, minerals, landforms, soils and natural processes, such as weathering, erosion and sedimentation, that underlie and determine the character of our natural landscape and environment.

Green infrastructure: Comprises the network of parks, rivers, water spaces and green spaces, plus the green elements of the built environment, such as street trees, green roofs and sustainable drainage systems, all of which provide a wide range of benefits and services.

Heritage assets: Valued components of the historic environment. They include buildings, monuments, sites, places, areas or landscapes positively identified as having a degree of historic significance meriting consideration in planning decisions. They include both designated heritage assets and non-designated assets where these have been identified by a local authority (including local listing) during the process of decision-making or plan making.

Permitted Development Rights: A general planning permission granted not by the local authority but by Parliament. Legislation (currently the Town and Country Planning (General Permitted Development (England) Order 2015) sets out classes of development for which a grant of planning permission is automatically given, provided that no restrictive condition is attached or that the development is exempt from the permitted development rights.

Previously Developed Land: Land which is or was occupied by a permanent structure, including the curtilage of the developed land (although it should not be assumed that the whole of the curtilage should be developed) and any associated fixed surface infrastructure. This excludes: land that is or has been occupied by agricultural or forestry buildings; land that has been developed for minerals extraction or waste disposal by landfill purposes where provision for restoration has been made through development control procedures; land in built-up areas such as private residential gardens, parks, recreation grounds and allotments; and land that

was previously-developed but where the remains of the permanent structure or fixed surface structure have blended into the landscape in the process of time.

Public realm: Publicly accessible space between and around buildings, including streets, squares, forecourts, parks and open spaces.

Public Transport Access Levels (PTALs): Public Transport Access Levels (PTALs) are calculated across London using a grid of points at 100m intervals. For each point walk time to the public transport network is combined with service wait time (frequency) to give a measure of public transport network density.

Strategic Industrial Locations: London's largest concentrations of industrial, logistics and related capacity for uses that support the functioning of London's economy.

Urban greening: Describes the act of adding green infrastructure elements. Due to the morphology and density of the built environment in London, green roofs, street trees, and additional vegetation are the most appropriate elements of green infrastructure in the city.